For Sale & Lease

6400 Northwest Drive

Mississauga, ON

75,370 SF Fully Air-Conditioned E3 Industrial
Heavy Power | One Turn to Pearson Cargo

Lennard:

Michael Law
Partner
Sales Representative

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6400 Northwest Drive is a freestanding, single-tenant industrial building of 75,370 sf on 3.75 acres in Mississauga's Airport Business Park, one turn from the Pearson cargo terminal. Fully air-conditioned throughout, which is rare for warehouse product of this size, it suits temperature-sensitive users in pharmaceuticals, health and personal care, food, electronics and technology.

E3 zoning, the broadest employment zone in Mississauga, permits warehouse, distribution, manufacturing, truck terminal, transportation facility and outdoor storage uses.

Building Size	Site Area	Clear Height	Shipping Doors	Zoning	Heavy Power	Year Built
75,370 SF	3.75 AC	18’	6 Truck-Level 1 Drive-In	E3 (Employment / Industrial)	1,600 Amps	1970 addition 1984
Office Area (Approx.) 11,578 SF	Site Coverage (Approx.) 46%					

Highlights

- One turn to the Pearson cargo terminal
- Fully air-conditioned building
- E3 zoning: truck terminal, transportation facility and outdoor storage permitted
- Roof replaced in 2022
- Fully sprinklered
- 93 surface parking spaces
- The property is fully gated and secured

For More Information, Please Contact:

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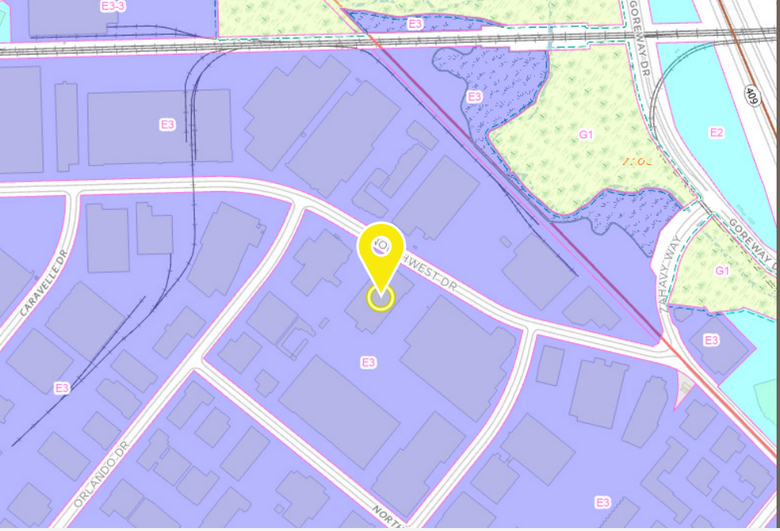
Sale Price
$29,699,000

Net Lease Rent
$15.50 PSF

Taxes 2026
$133,871.88

TMI 2026
TBD

Possession
October 2027



Zoning

E3

Zone Description: Industrial
Zone Category: Employment
By-Law: 0225-2007

Office Uses:
Office
Corporate Office
Consulting Office
Government Office
Medical Office

Industrial & Manufacturing Operations:
Manufacturing Facility
Medicinal Product Manufacturing Facility / Medicinal Product Manufacturing Facility - Restricted
Plant-Based Manufacturing Facility
Printing Establishment
Scientific Research and Development Facility

Warehousing, Distribution & Logistics:
Warehouse
Distribution Facility
Wholesaling Establishment
Truck Terminal
Self-Storage Facility

Trade, Service & Contractor Operations:
Contractor's Establishment
Building and Contractor's Yard
Repair Establishment
Service Shop

Vehicle & Transportation Services:
Motor Vehicle Body Repair Facility
Motor Vehicle Body Repair Facility - Commercial Motor Vehicle
Motor Vehicle Repair Facility
Motor Vehicle Repair Facility - Commercial Motor Vehicle
Motor Vehicle Rental Facility
Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles
Motor Vehicle Wash Facility
Motor Vehicle Wash Facility - Commercial Motor Vehicle
Gas Bar
Motor Vehicle Service Station
Transport Driving School

Commercial & Assembly Uses:
Banquet Hall / Conference Centre / Convention Centre
Commercial School
Financial Institution
Restaurant
Take-out Restaurant
Convenience Restaurant
Animal Care Establishment / Veterinary Clinic

Utility, Energy & Infrastructure:
Power Generating Facility
Public Utility / Utility Installation
Waste Processing Station / Waste Transfer Station (subject to specific provisions)

Ancillary & Accessory Operations:
Accessory Uses (including Accessory Retail Sales and/or Accessory Retail Display)
Outdoor Storage / Outdoor Display (permitted under E3 specific provisions)
Parking Lot / Vehicle Pound Facility

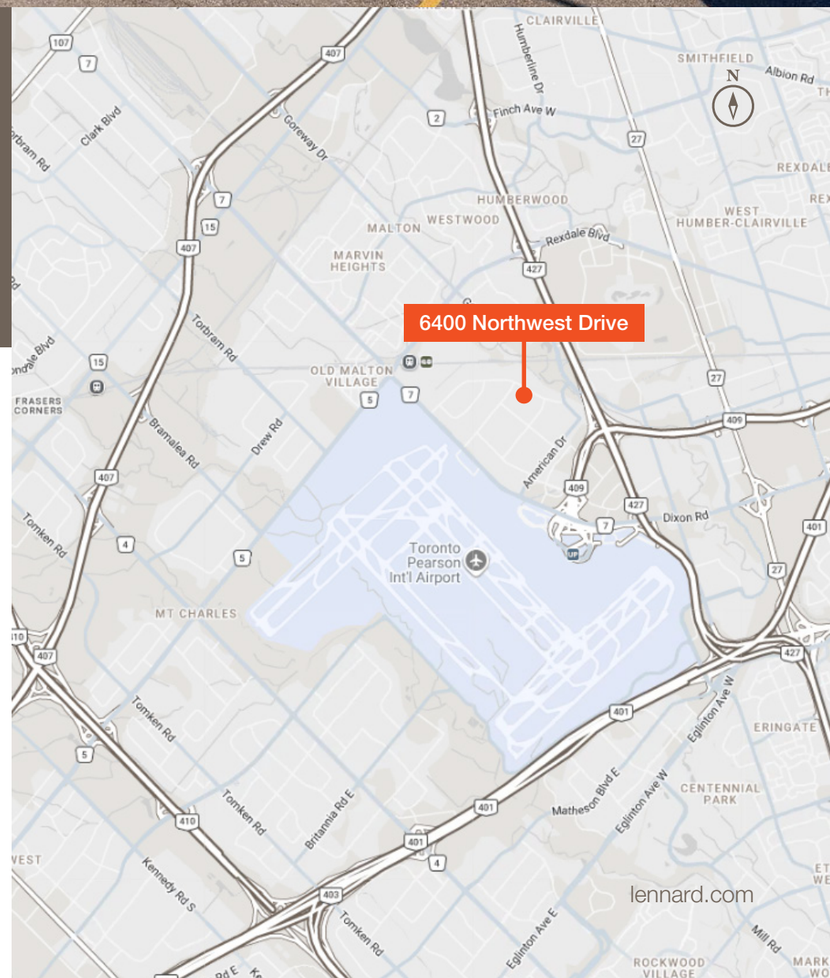
Strategically located in northwest Mississauga, 6400 Northwest Drive offers convenient access to major GTA highways, including Highways 401, 407, 409 and 427, as well as Toronto Pearson International Airport.

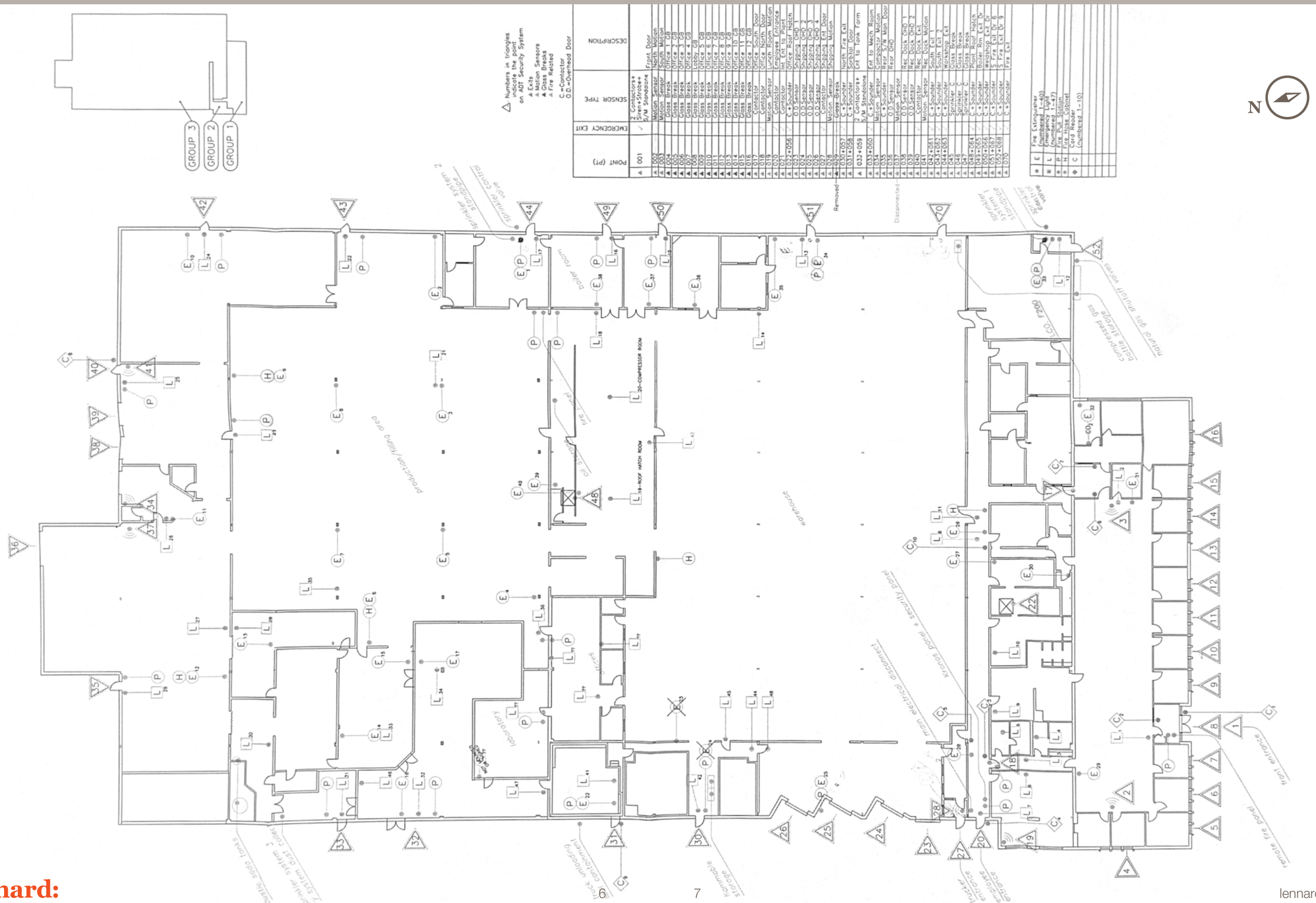
Proximity to Major Highways

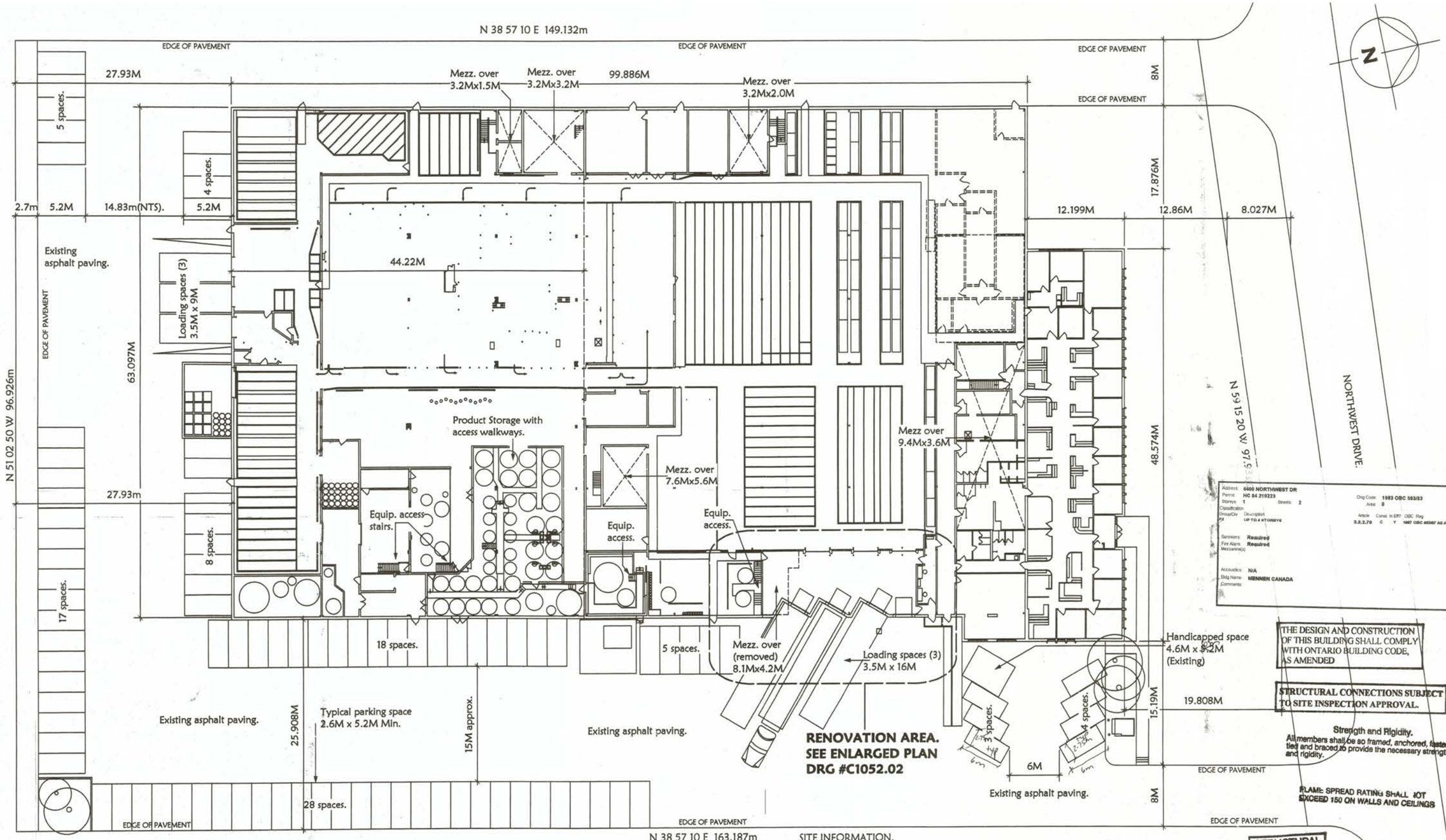
Highway 427	3-5 min
Highway 409	3-5 min
Highway 401	5-8 min
Highway 27	5-8 min
Highway 407 ETR	8-12 min
Highway 410	12-18 min
Highway 403	12-18 min
QEW	18-25 min

Commuter Rail

Malton GO Station	5 min
UP Express Pearson Airport	7 min




GROUP 3
GROUP 2
GROUP 1
Numbers in triangles indicate the point on ADT Security System
Exits
Motion Sensors
Glass Breaks
Fire Related
C=Contactor
O.D.=Overhead Door
N
POINT (PT)
EMERGENCY EXIT
SENSOR TYPE
DESCRIPTION
001 ✓ 2 Contactors+ Siren+Strobe+ S/M Standalone Front Door
002 Motion Sensor North Motion
003 Motion Sensor South Motion
004 Glass Break Office 1 GB
005 Glass Break Office 2 GB
006 Glass Break Office 3 GB
007 Glass Break Office 4 GB
008 Glass Break Lobby GB
009 Glass Break Office 5 GB
010 Glass Break Office 6 GB
011 Glass Break Office 7 GB
012 Glass Break Office 8 GB
013 Glass Break Office 9 GB
014 Glass Break Office 10 GB
015 Glass Break Office 11 GB
016 Glass Break Office 12 GB
017 Contactor Office South Door
018 Contactor Office North Door
019 Motion Sensor Lunch Room Motion
020 Contactor Employee Entrance
021 Contactor Int Ent to Plant
022+056 C+Sounder Office Roof Hatch
023 O.D.Sensor Shipping OHD 1
024 O.D.Sensor Shipping OHD 2
025 O.D.Sensor Shipping OHD 3
026 O.D.Sensor Shipping OHD 4
027 Contactor Shipping Ent Door
028 Motion Sensor Shipping Motion
Removed 029 Glass Break
030+057 C+Sounder North Fire Exit
031+058 C+Sounder Scrotal Door
032+059 2 Contactors+ S/M Standalone Ent to Tank Farm
Disconnected 033+060 C+Sounder Ent to Mech Room
034 Motion Sensor Compostor Motion
035 C+Sounder Rear Fire Main Door
036 O.D.Sensor Rear OHD
037 Motion Sensor
038 O.D.Sensor Rec Dock OHD 1
039 O.D.Sensor Rec Dock OHD 2
040 Contactor Rec Dock Exit
041 Motion Sensor Rec Dock Motion
042+061 C+Sounder South Exit 1
043+062 C+Sounder South Exit 2
044+063 C+Sounder Workshop Exit
045 Sprinkler C Glass Break
046 Sprinkler C Glass Break
047 Sprinkler C Glass Break
048+064 C+Sounder Roof Hatch
049+065 C+Sounder Boiler Rm Exit Dr
050+066 C+Sounder Weighbsp Exit Dr
051+067 C+Sounder S Fire Exit Dr 6
052+068 C+Sounder S Fire Exit Dr 9
070 C+Sounder Fire Exit
E Fire Extinguisher (Numbered 1-40)
L Emergency Light (Numbered 1-47)
P Fire Pull Station
H Fire Hose Cabinet
C Card Reader (Numbered 1-10)
Sprinkler System 2 Stopcock
Sprinkler valve
Boiler room
Fire control
Production/filling area
Warehouse
Sprinkler System 1 Stopcock
Sprinkler control valve
Compressed gas bottle storage
Natural gas shutoff valves
Main electrical disconnect
Vehicle gate + security panel
Front entrance
Remote fire panel
Laboratory
Stairs
Quale soda tanks
Pneumatic system 3 system dust collector
Truck unloading contaminant
Flammable storage
Flammable storage
Flammable storage



FOR EXISTING AND NEW FLOOR AREAS OF LOADING AREAS AND MEZZANINE SEE DRAWING #C1052.02.

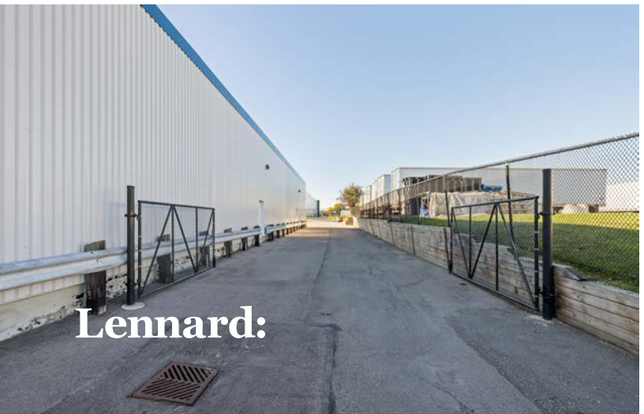
PART OF LOT 8, CONCESSION 7, CITY OF MISSISSAUGA,
COUNTY OF PEEL.
BASED ON A SURVEY BY
DUNNING TAYLOR OLS.
DATED - 29th SEPTEMBER 1969, PROPERTY LIMITS RESTAKED 22nd AUGUST 1984.

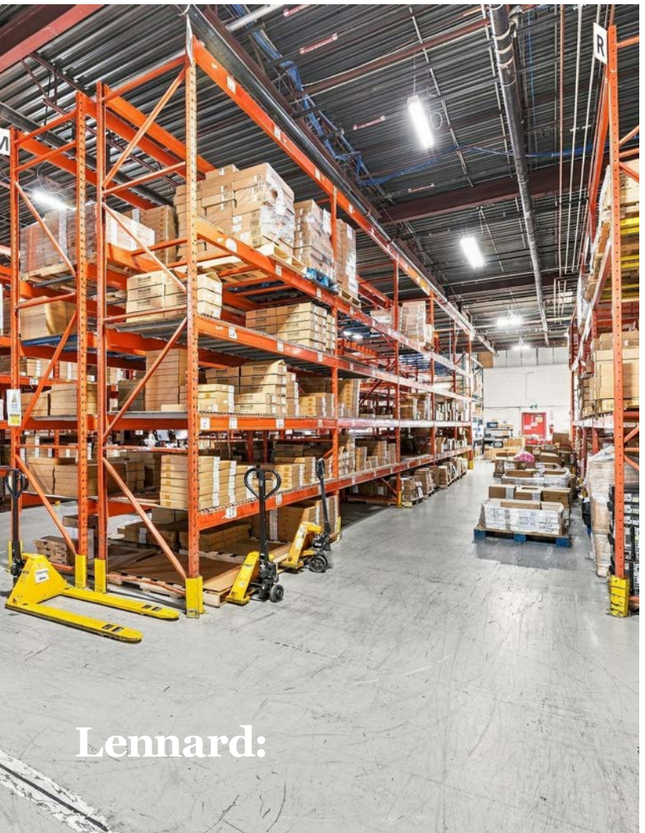
SITE INFORMATION.

LOT AREA - 15135.92m2.
EXIST. BUILDING AREA - 7042.44m2, GROSS INCLUDING MEZZANINES.
MEZZANINE REMOVED PER DRG #02 - 43.02m2.
BUILDING AREA REMOVED PER DRG #02 - 29.74m2.
NEW BUILDING AREA - 7042.44 LESS 43.02 LESS 29.74 = 6968.68m2 GROSS.
PAVED AREAS AND LANDSCAPED AREAS ARE EXISTING AND UNCHANGED.

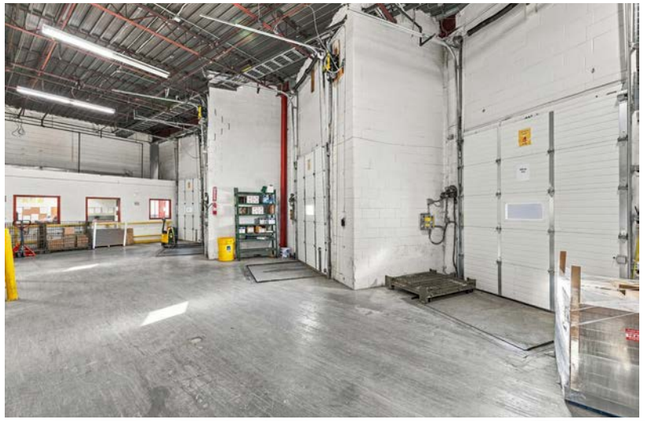
BUILDING COVERAGE - 6901.58 m2

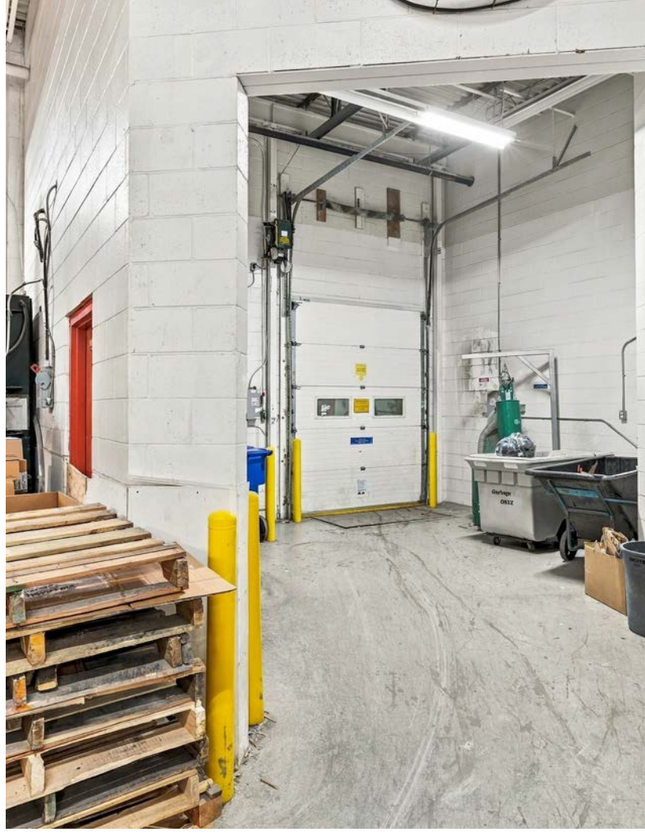
PARKING - REQUIRED - 89 CARS, PROVIDED - 93 CARS (1 handicapped). ALL EXISTING.
LOADING BAYS - 7 PROVIDED.





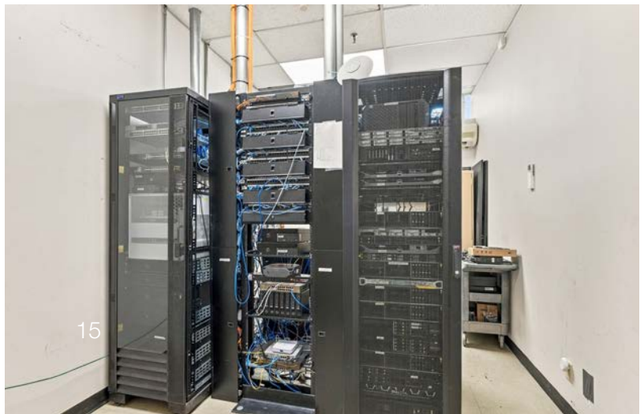
SCREEN
REPAIRING ROOM





Service Desk 1
Service Dept Center

FIRE
EXTINGUISHER



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